This instrument prepared by:
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Karen Johnson Davidson County
Batch# 466294 DEEDWARR
08/28/2020 12:50:20 PM 2 pgs
Fees: $13.00 Taxes: $462.50
20200828-0097923

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $125,000.00.

Affiant

BRIAN PAYNE STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

Subscribed and sworn to before me, this 28th day of August, 2020.

Notary Public
My commission expires: 11/08/22

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
ADELA HERNANDEZ 4011 CEDAR CIRCLE NASHVILLE, TN 37218	NEW OWNER	069-04-0 008.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **MewKat Properties, LLC, a Tennessee Limited Liability Company,** hereinafter referred to as Grantor, has bargained and sold, and does hereby transfer and convey to, **Adela Hernandez, unmarried,** hereinafter called the Grantee, her successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Land in Davidson County, Tennessee, being Lot No. 5 of Block D on the Map of Fairview Subdivision, as of record in Book 1130, Page 54, Register's Office for said County.

Said Lot No. 5 front 75.13 feet on the west side of Cedar Circle and runs back between lines 177.77 feet on the south line and 184.3 feet on the north line, to a deal line in the rear, on which it measure 75.13 feet.

Being the same property conveyed to MEWKAT PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY by warranty deed dated May 24, 2020 from Diana Yvette Wooten AND Denise Sullivan Bradley, sole heirs at law of Betty Sullivan, deceased, of record in Instrument No.. 20200527-0054464, Davidson County, Tennessee, Register of Deeds..

Further, being the same property conveyed to Larry Sullivan and wife, Betty Sullivan by deed from Daisy Perry and Frances Yarbrough dated June 6, 1973, recorded July 20, 1973 of record in Book 4729, Page 898, Register's Office for Davidson County, Tennessee. Larry Sullivan having predeceased Betty Sullivan on December 23, 2003. Betty Sullivan having since died on March 23, 2020 leaving Diana Yvette Wooten and Denise Sullivan Bradley as her sole heirs at law.

This property is improved property known as 4011 Cedar Circle, Nashville, TN 37218.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, her heirs, successors and assigns, forever. Grantor covenants with Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor does further covenant and bind themselves, its heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantee, her heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS my hand this 28th day of August, 2020.

MewKat Properties, LLC, a Tennessee Limited Liability Company

By: _____
Member, Authorized Signatory

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Ting Chang, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the authorized signatory for MewKat Properties, LLC, a Tennessee Limited Liability Company, and as the authorize signatory had the authority to execute the within instrument and so acted for the purposes therein contained.

Witness my hand in Brentwood, Tennessee, this 28th day of August, 2020.

My Commission expires: 11/08/22 _____ Notary Public

BRIAN PAYNE
(SEAL)
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON